



FOR SALE RESTAURANT BUILDING

1051 GRANT STREET SE - DECATUR, AL



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



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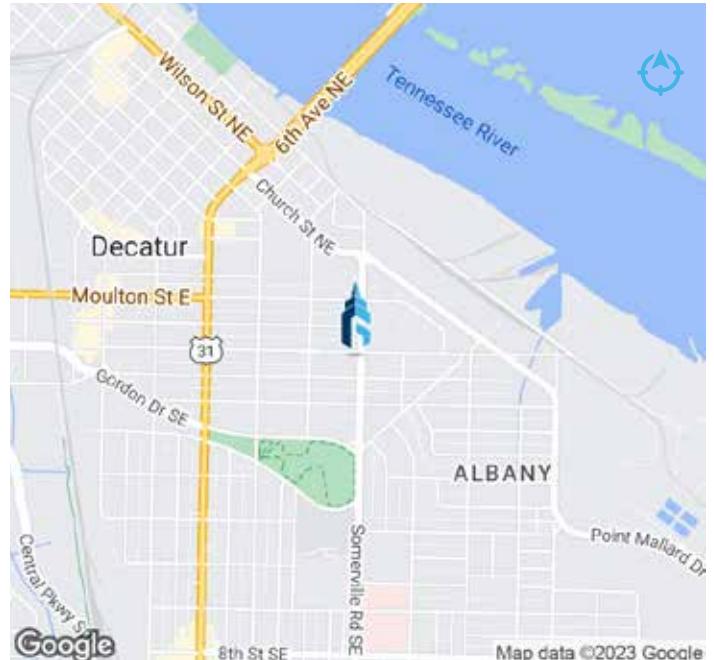
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OFFERING SUMMARY	
Sale Price:	\$330,00.00
# of Parcels:	1
Building Size:	+/- 2,100 sf
Lot Size:	+/- 3,750 sf
Zoning:	B-5-H
Market:	Decatur

EQUIPMENT INCLUDED

- Royal 8 burner gas cooktop with double oven
- Dean 2 basket gas fryer
- 2 Blodgett Zephaire gas ovens (one not repairable)
- Electric tower warmer
- 60' glass front display cooler
- Stainless prep tables (96" x24", 47" x 24", 96" x 30", (2) 36" x 30")
- 5 iron patio table with 10 iron patio chairs
- Stereo system

PROPERTY OVERVIEW

Gateway is excited to present this fantastic offering which consists of this historic building with approximately 2,100 sf of restaurant and dining space. The building was previously operated as a restaurant and is set up with a full kitchen for food service.

It is worth noting that the property is centrally located off of Somerville Road in the City of Decatur.

BUILDING HIGHLIGHTS

- Registered National Historic Building
- Complete remodel and addition 2007
- Grease traps installed 2017, serviced Sept 2023, variance given by DU requires monthly cleaning
- Kitchen hood system with fire supression system, hood cleaned/serviced September 2023, fire supression system/extinguishers certified March 2023
- New roof installed October 2020
- New french drain and waterproofing on west side of building in April 2022
- New main AC unit for front of house installed November 2022



RESTAURANT FOR SALE

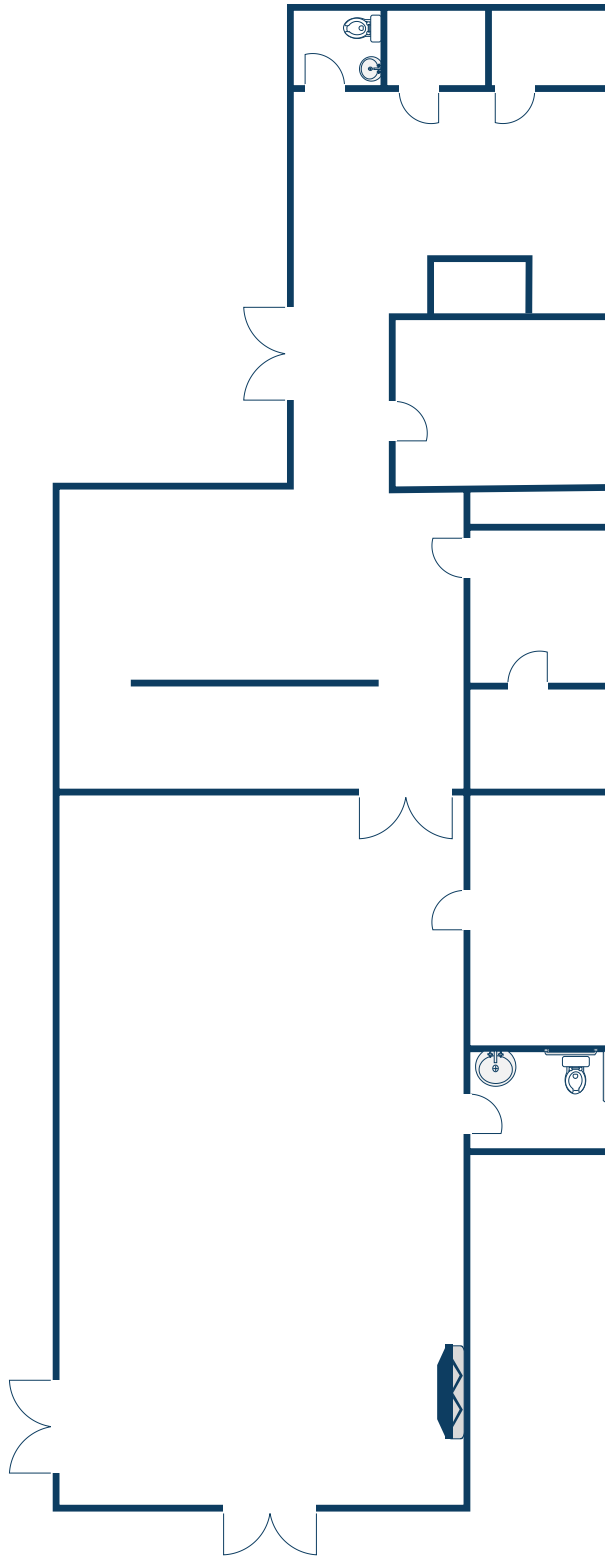
PROPERTY INFORMATION

1051 Grant Street SE - Decatur, AL

INTERIOR PHOTOS



FLOOR PLAN



NOTE: FLOOR PLAN IS TO SCALE.



RiskMeter

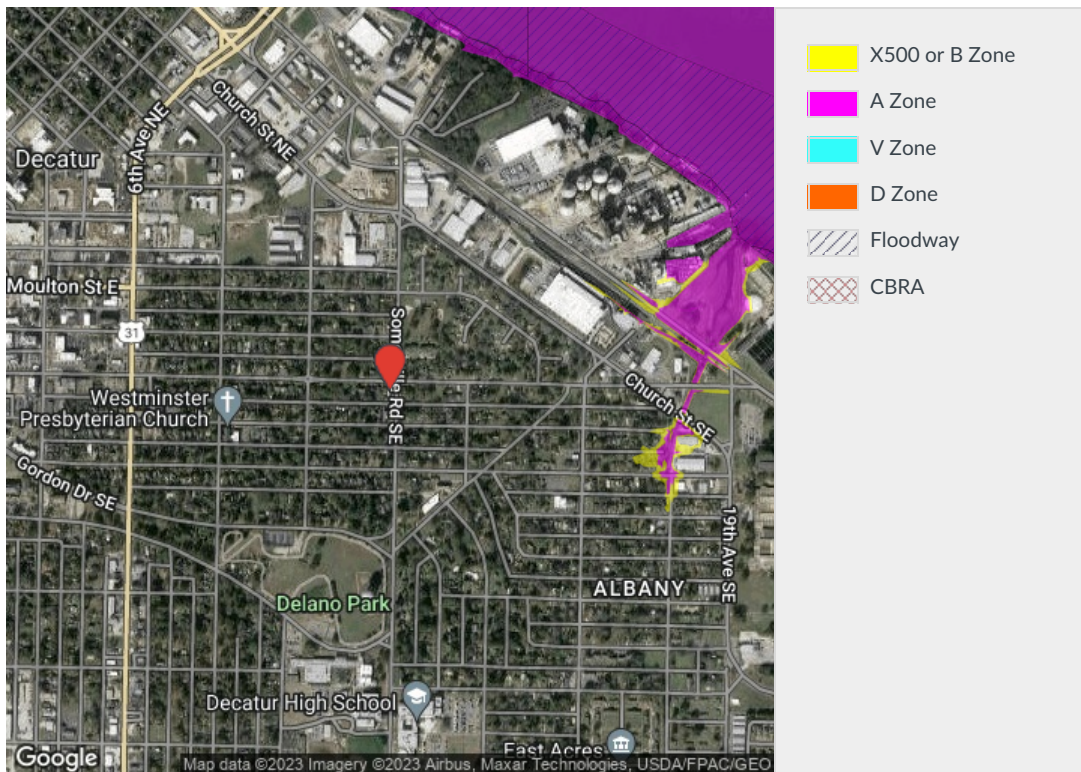
1051 GRANT ST SE DECATUR, AL 35601-3127

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0076F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0076F



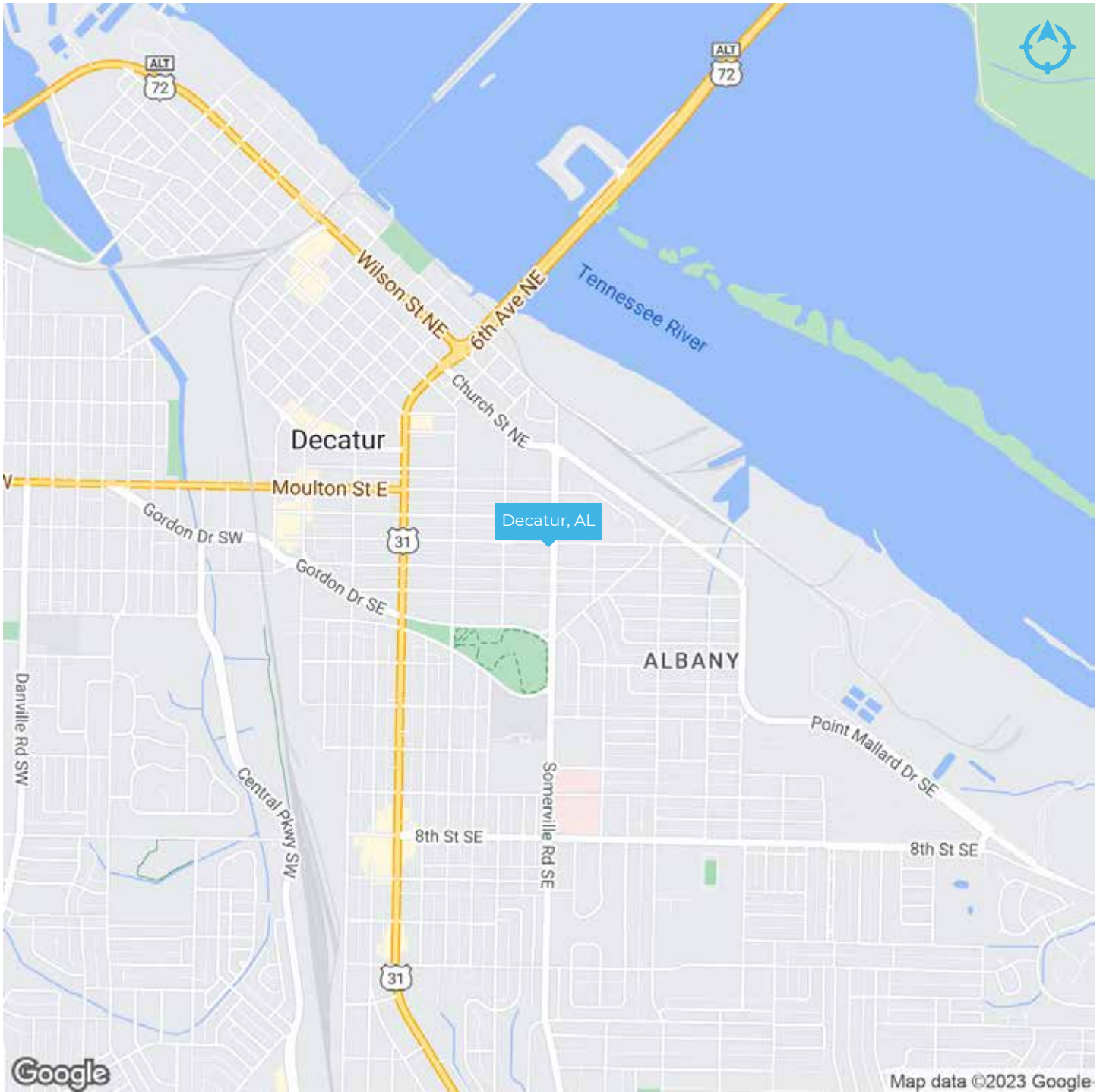


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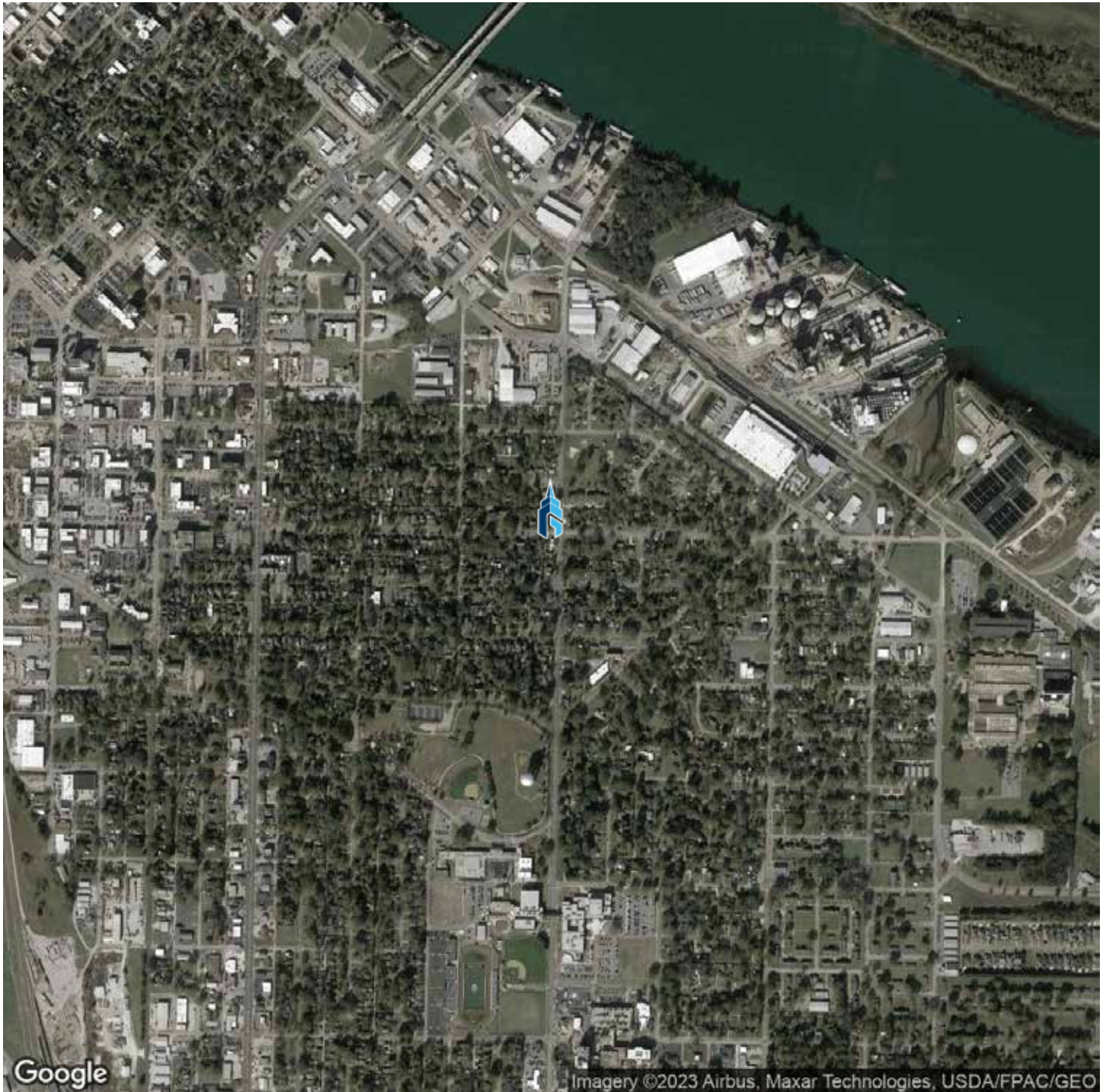
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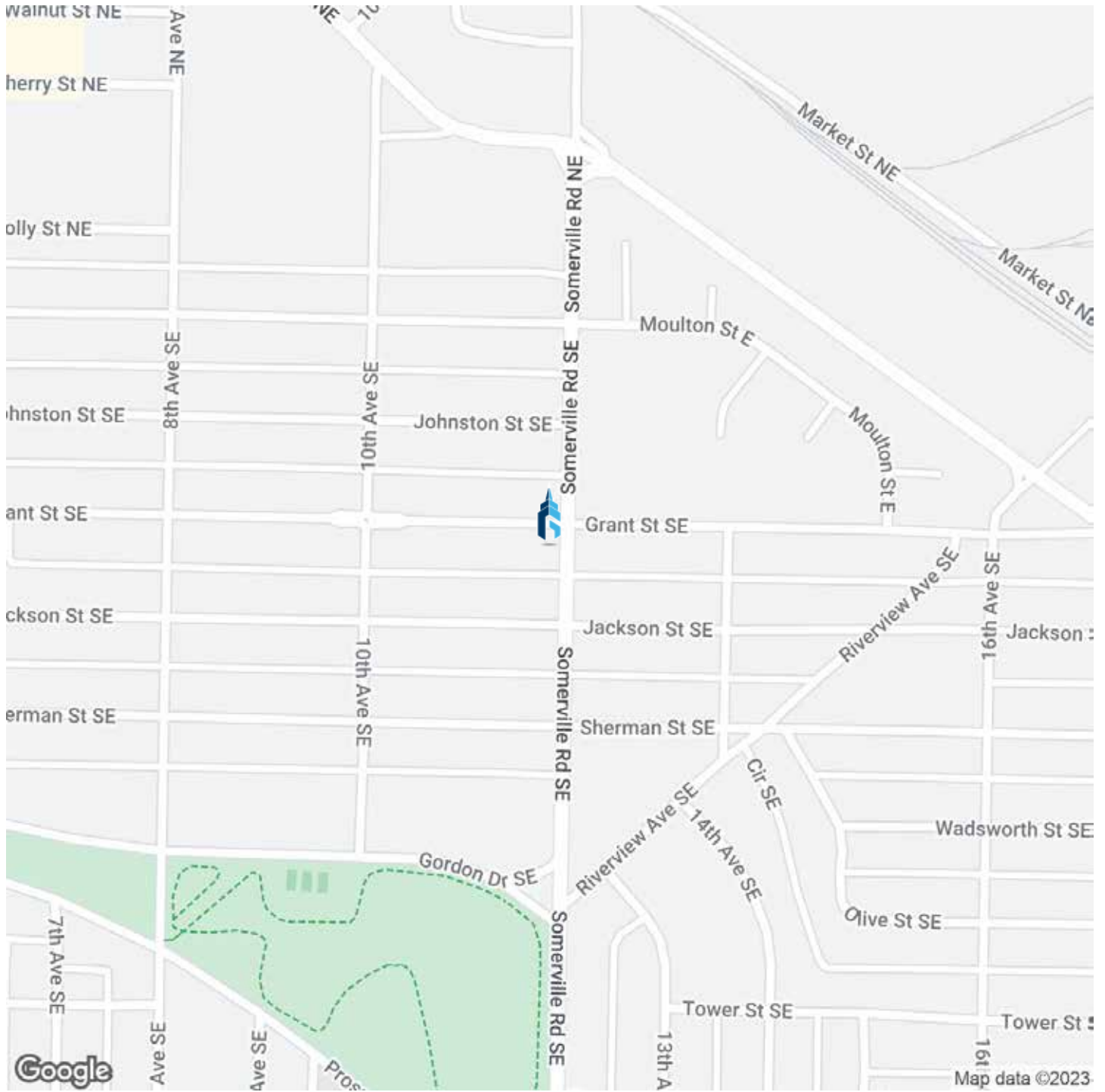
REGIONAL MAP



1051 GRANT STREET SE
AERIAL MAP



LOCATION MAP



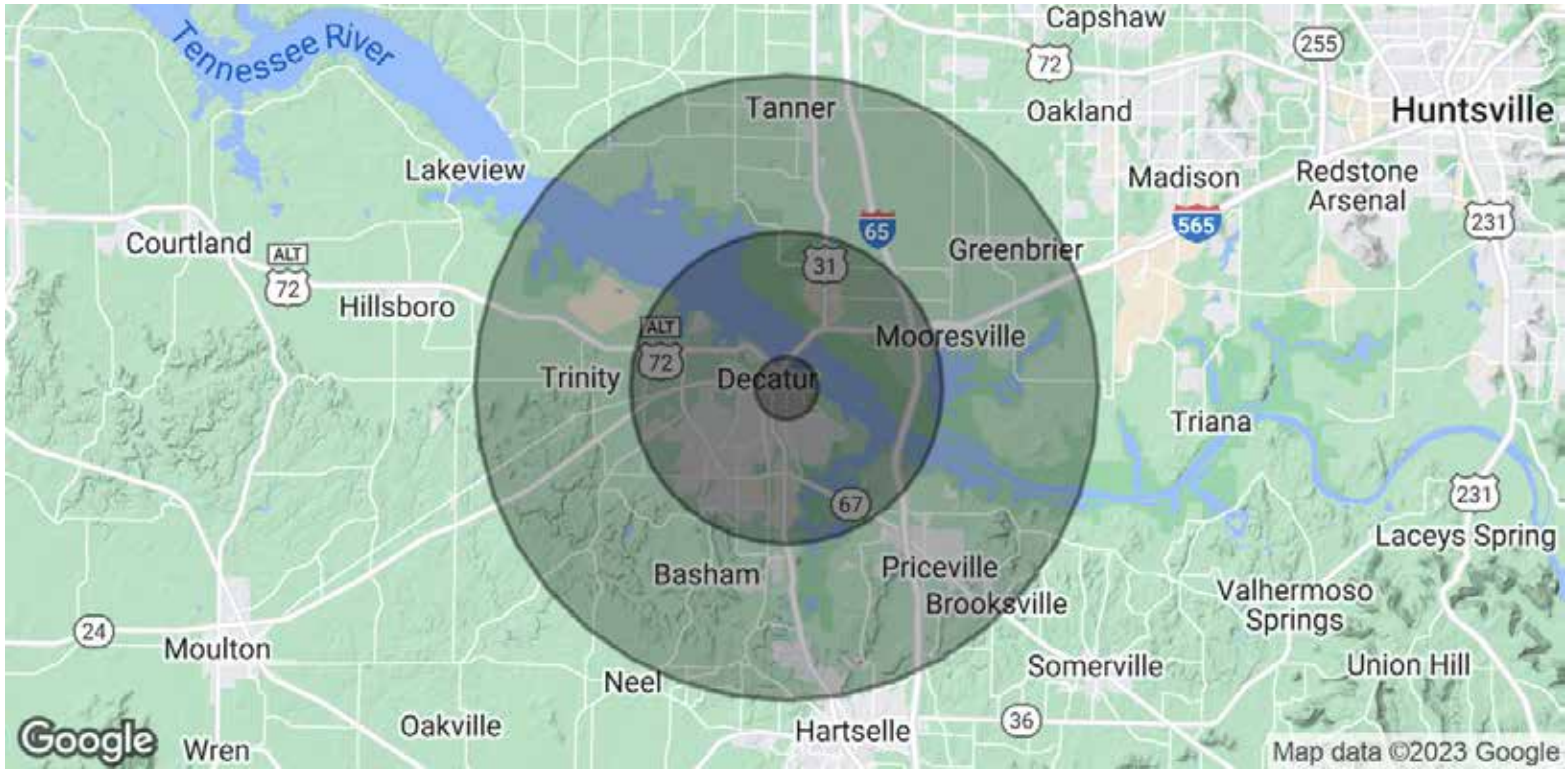


RESTAURANT FOR SALE

DEMOGRAPHIC DATA

1051 Grant Street SE - Decatur, AL

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,663	51,526	84,668
Average Age	37.1	39.3	40.8
Average Age (Male)	36.1	37.8	39.0
Average Age (Female)	38.4	40.4	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,570	23,175	36,455
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$45,180	\$58,238	\$65,206
Average House Value	\$121,683	\$127,813	\$150,277

* Demographic data derived from 2020 ACS - US Census



Executive Summary

1051 Grant St SE, Decatur, Alabama, 35601
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 34.60140
 Longitude: -86.97270

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	5,715	26,706	21,766
2020 Population	5,693	27,261	22,421
2023 Population	5,884	27,360	22,723
2028 Population	6,027	27,602	22,856
2010-2020 Annual Rate	-0.04%	0.21%	0.30%
2020-2023 Annual Rate	1.02%	0.11%	0.41%
2023-2028 Annual Rate	0.48%	0.18%	0.12%
2020 Male Population	51.6%	49.6%	46.8%
2020 Female Population	48.4%	50.4%	53.2%
2020 Median Age	40.0	37.5	40.0
2023 Male Population	51.3%	50.0%	47.6%
2023 Female Population	48.7%	50.0%	52.4%
2023 Median Age	39.6	37.9	39.6

In the identified area, the current year population is 22,723. In 2020, the Census count in the area was 22,421. The rate of change since 2020 was 0.41% annually. The five-year projection for the population in the area is 22,856 representing a change of 0.12% annually from 2023 to 2028. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	56.5%	47.1%	60.3%
2023 Black Alone	19.7%	25.7%	23.7%
2023 American Indian/Alaska Native Alone	0.8%	1.1%	0.6%
2023 Asian Alone	1.2%	0.5%	1.4%
2023 Pacific Islander Alone	0.0%	0.2%	0.0%
2023 Other Race	14.6%	16.9%	6.7%
2023 Two or More Races	7.3%	8.6%	7.3%
2023 Hispanic Origin (Any Race)	20.3%	24.6%	10.9%

Persons of Hispanic origin represent 10.9% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.4 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	45	57	67
2010 Households	2,328	10,226	9,116
2020 Households	2,365	10,466	9,688
2023 Households	2,452	10,636	9,847
2028 Households	2,536	10,798	9,979
2010-2020 Annual Rate	0.16%	0.23%	0.61%
2020-2023 Annual Rate	1.12%	0.50%	0.50%
2023-2028 Annual Rate	0.68%	0.30%	0.27%
2023 Average Household Size	2.12	2.49	2.29

The household count in this area has changed from 9,688 in 2020 to 9,847 in the current year, a change of 0.50% annually. The five-year projection of households is 9,979, a change of 0.27% annually from the current year total. Average household size is currently 2.29, compared to 2.30 in the year 2020. The number of families in the current year is 6,169 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	21.7%	17.4%	21.1%
Median Household Income			
2023 Median Household Income	\$47,864	\$46,171	\$52,958
2028 Median Household Income	\$53,031	\$51,590	\$60,405
2023-2028 Annual Rate	2.07%	2.24%	2.67%
Average Household Income			
2023 Average Household Income	\$65,063	\$67,320	\$78,137
2028 Average Household Income	\$74,006	\$75,815	\$88,482
2023-2028 Annual Rate	2.61%	2.41%	2.52%
Per Capita Income			
2023 Per Capita Income	\$27,760	\$26,367	\$33,804
2028 Per Capita Income	\$31,868	\$29,842	\$38,566
2023-2028 Annual Rate	2.80%	2.51%	2.67%
GINI Index			
2023 Gini Index	44.6	43.7	45.2

Households by Income

Current median household income is \$52,958 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$60,405 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$78,137 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$88,482 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,804 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,566 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	122	150	124
2010 Total Housing Units	2,689	11,137	9,742
2010 Owner Occupied Housing Units	1,215	6,413	5,458
2010 Renter Occupied Housing Units	1,113	3,812	3,658
2010 Vacant Housing Units	361	911	626
2020 Total Housing Units	2,710	11,317	10,242
2020 Owner Occupied Housing Units	1,179	6,104	5,610
2020 Renter Occupied Housing Units	1,186	4,362	4,078
2020 Vacant Housing Units	316	900	544
2023 Total Housing Units	2,760	11,480	10,414
2023 Owner Occupied Housing Units	1,437	7,001	6,154
2023 Renter Occupied Housing Units	1,015	3,635	3,693
2023 Vacant Housing Units	308	844	567
2028 Total Housing Units	2,837	11,611	10,508
2028 Owner Occupied Housing Units	1,520	7,209	6,331
2028 Renter Occupied Housing Units	1,016	3,590	3,648
2028 Vacant Housing Units	301	813	529

Socioeconomic Status Index

2023 Socioeconomic Status Index	43.4	40.5	49.2
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Currently, 59.1% of the 10,414 housing units in the area are owner occupied; 35.5%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 10,242 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.51%. Median home value in the area is \$186,229, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.58% annually to \$191,695.

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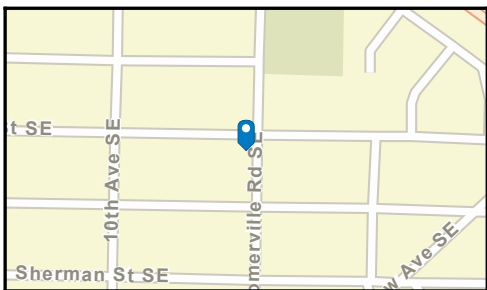
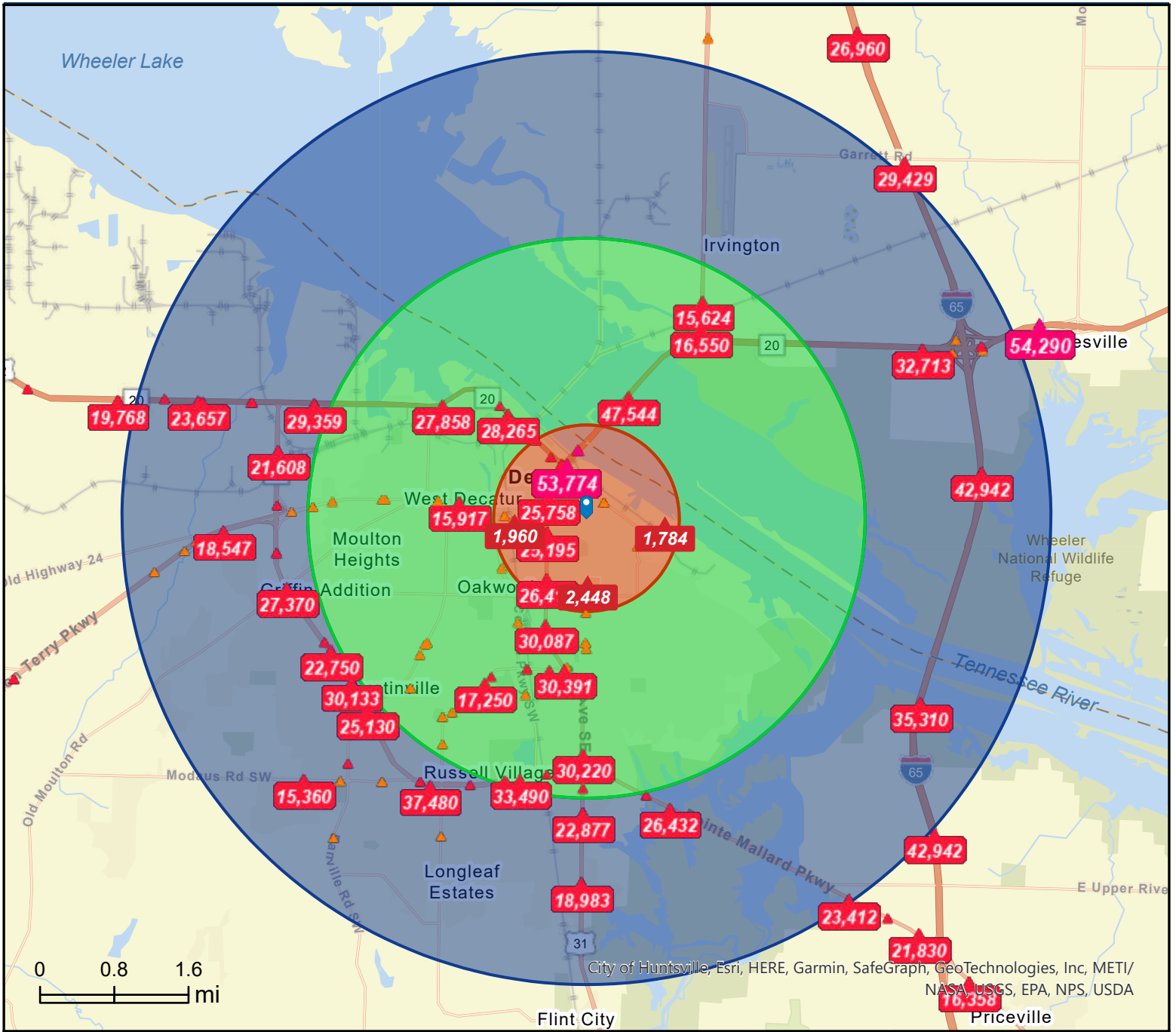
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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TRAFFIC DATA

1051 Grant Street SE - Decatur, AL



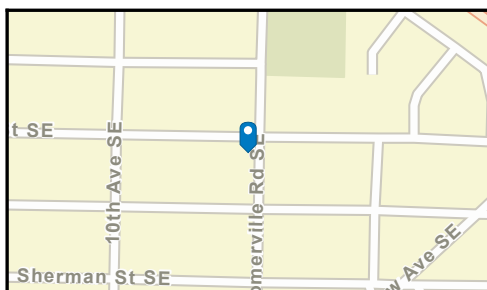
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



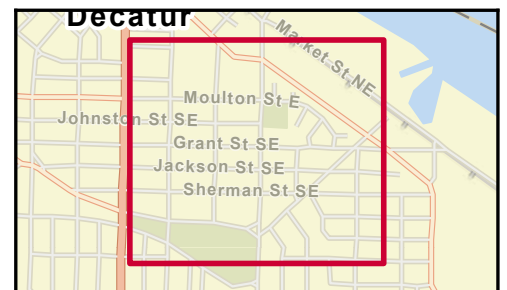
Source: ©2023 Kalibrate Technologies (Q3 2023).

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